

VICINITY MAP - NOT TO SCALE

DEVELOPMENT DATA TABLE

SITE AREA: ± 24.4 ACRES
 - TAX PARCEL #S: 143-031-06
 - EXISTING ZONING: I-1(CD)
 - PROPOSED ZONING: UR-2 (CD)
 - EXISTING USES: VACANT
 - PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
 - MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) WITHIN DEVELOPMENT AREA A, UP TO 80 SINGLE FAMILY ATTACHED DWELLING UNITS, AND (II) WITHIN DEVELOPMENT AREA B, UP TO 310 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
 - MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT FOR DEVELOPMENT TAKING PLACE (I) WITHIN DEVELOPMENT AREA A SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 48 FEET AND (II) WITHIN DEVELOPMENT AREA B SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 62 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
 - PARKING: AS REQUIRED BY THE ORDINANCE.
 - SETBACKS & YARDS: SHALL BE AS REQUIRED BY THE ORDINANCE OR DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.
 TREE SAVE AREA (15%): REQUIRED - 3.66 AC (159,429.6 SF)
 TREE SAVE AREA FOR THIS SITE IS SUBJECT TO ALL OPTIONS OF COMPLIANCE AS PART OF THE OLD COLISEUM MIXED USE ACTIVITY CENTER
 PROVIDED: PER ORDINANCE
 OPEN SPACE: OPEN SPACE WILL BE PROVIDED TO ACCOMMODATE EITHER 400 SF OF PRIVATE OPEN SPACE PER DWELLING UNIT (DEVELOPMENT AREA A) OR TEN (10) PERCENT OF THE SITE (DEVELOPMENT AREA A) AS USEABLE COMMON OPEN SPACE PER ORDINANCE REQUIREMENTS
 TREE SAVE/OPEN SPACE NOTE: TREE SAVE AND OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT PROJECT IS PHASED OR PERMITTED SEPARATELY
 NOTE: SITE WILL COMPLY WITH PCSO

ZONING:
I-1 (CD)

143-041-06
 CHILDRESS KLEIN-CAMBRIDGE
 HEALTHCARE SOLUTIONS LLC,
 8391 OLD COURTHOUSE RD STE 210
 VIENNA VA 22182
 DB. 28904, PG. 1
 EX. LAND USE: COMMERCIAL

ZONING:
I-2

145-311-01
 CHARLOTTE WATER FIELD OPERATIONS,
 CITY OF CHARLOTTE
 600 E 4TH ST
 CHARLOTTE NC 28202
 EX. LAND USE: MUNICIPAL

ZONING:
I-1 (CD)

143-041-25
 LAKEPOINTE HOTEL INVESTMENT LLC,
 C/O CHANDRESH B PATEL
 1719 FUNNY CIDE DR
 WAXHAW NC 28173
 DB. 31601, PG. 948
 EX. LAND USE: OFFICE

ZONING:
I-1 (CD)

143-031-33
 AGS HOTELS NC LLC
 7505 VILLAGE CLUB DR
 WAKE FOREST NC 27587
 DB. 33051, PG. 160
 EX. LAND USE: COMMERCIAL

ZONING:
I-1 (CD)

143-031-07
 MECKLENBURG COUNTY
 600 E 4TH ST
 CHARLOTTE NC 28202
 DB. 25324, PG. 475
 EX. LAND USE: 100 YEAR FLOOD PLAIN

LEGEND

- DEVELOPMENT AREA
- SITE ACCESS
- NETWORK REQUIRED STREET

KEY MAP

SCALE

PROJECT

LAKEPOINTE
DEVELOPMENT

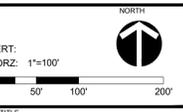
REZONING 2021-062

LANDESIGN PROJ# 1021015

REVISION / ISSUANCE

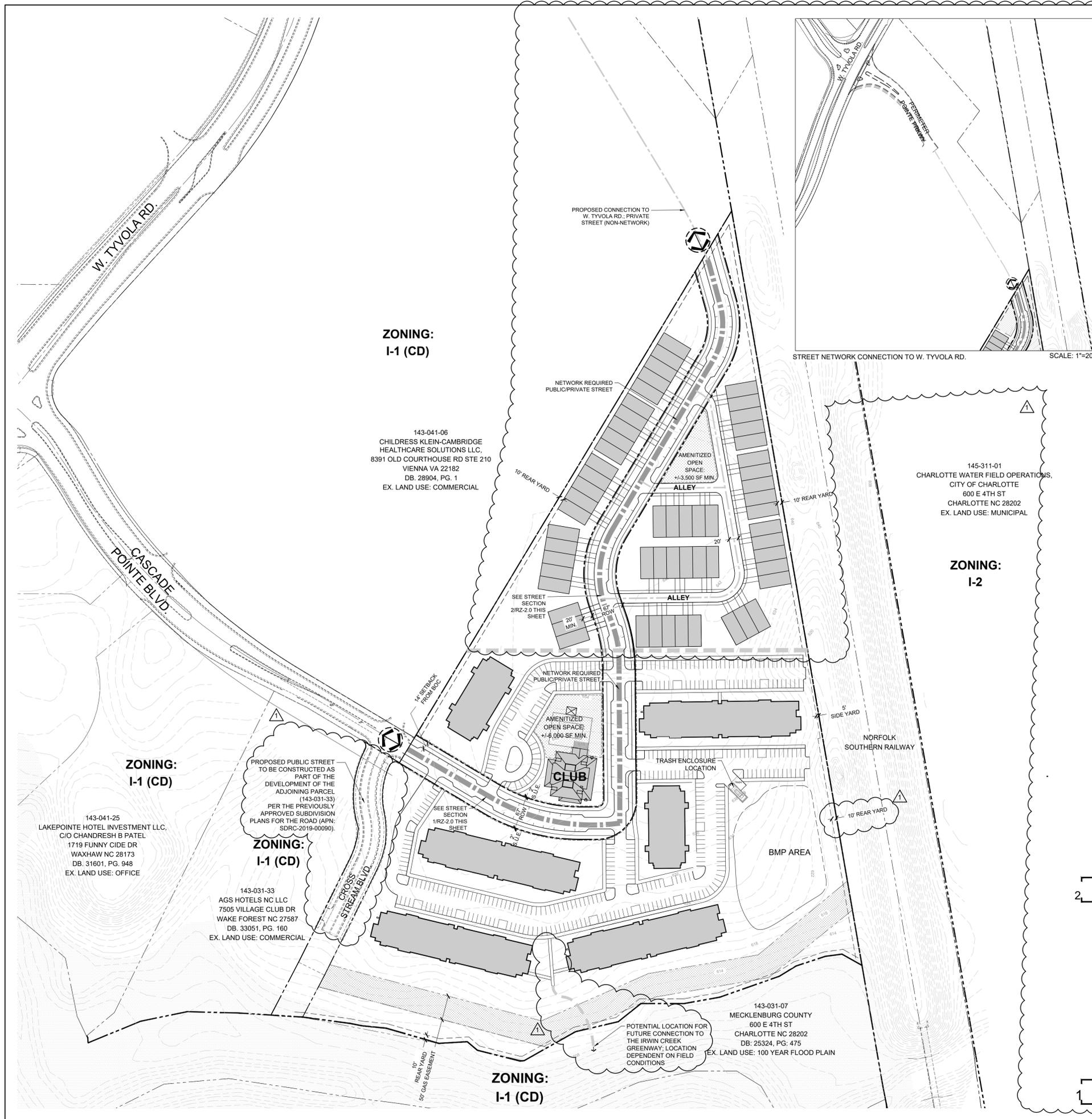
NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	04.08.21
2	REVISIONS PER CITY COMMENTS - 1ST CYCLE	06.14.21

DESIGNED BY: AWM
 DRAWN BY: NYG
 CHECKED BY: AWM



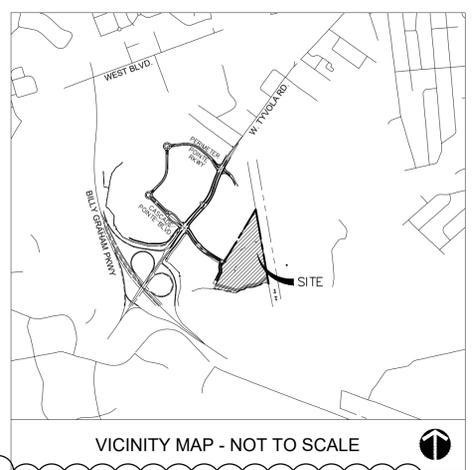
TECHNICAL DATA SHEET

SHEET NUMBER
RZ-1.0



LEGEND

- DEVELOPMENT AREA
- SITE ACCESS
- PROPOSED BUILDING ENVELOPE
- NETWORK REQUIRED STREET



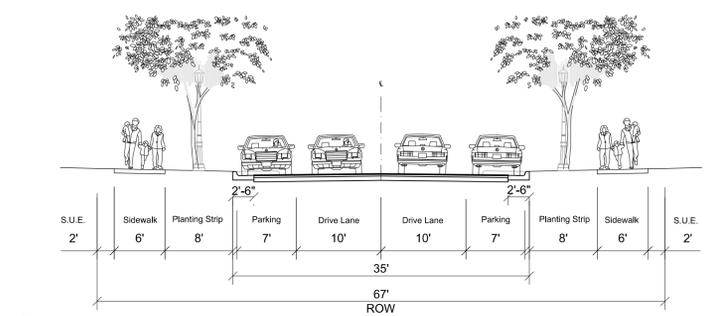
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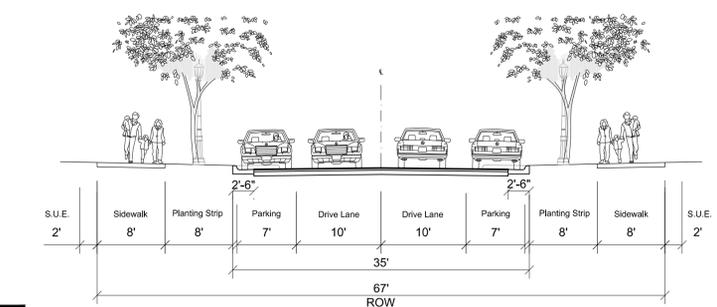
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NOTE:
SITE WILL COMPLY WITH PCSO



2 NETWORK REQUIRED PUBLIC/PRIVATE STREET - TOWNHOMES SECTION NTS



1 NETWORK REQUIRED PUBLIC/PRIVATE STREET - MULTI-FAMILY SECTION NTS

KEY MAP

SCALE

PROJECT

LAKEPOINTE DEVELOPMENT

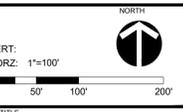
REZONING 2021-062

LANDDESIGN PROJ.# 1021015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	04.08.21
2	REVISIONS PER CITY COMMENTS - 1ST CYCLE	06.14.21

DESIGNED BY: AWM
DRAWN BY: NYG
CHECKED BY: AWM



SCHEMATIC SITE PLAN

SHEET NUMBER: RZ-2.0

